



Tulach Ard

Balvicar | Argyll | PA34 4TF

Offers Over £390,000

Fiuran
PROPERTY

Tulach Ard

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Tulach Ard is an attractive 4 Bedroom detached Bungalow with direct access to Balvicar Bay, located on the Isle of Seil. Set within a large garden with detached double Garage & Shepherd's Hut within the grounds, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Substantial 4 Bedroom detached Bungalow
- Stunning setting with direct access to Balvicar Bay
- Vestibule, Hallway, Lounge, Kitchen/Diner
- 4 Bedrooms, Bathroom, WC, Utility Area
- Excellent storage including partially floored Loft
- White goods, window coverings & flooring included
- Double glazing throughout
- Oil central heating & multi-fuel stove in Lounge
- Detached double Garage with power & lighting
- Timber garden shed
- Charming Shepherd's Hut with power & water
- Private parking for several vehicles
- Idyllic lifestyle opportunity



Tulach Ard is an attractive 4 Bedroom detached Bungalow with direct access to Balvicar Bay, on the Isle of Seil. Set within a large garden with detached double Garage & Shepherd's Hut within the grounds, it would make a wonderful family home.

The accommodation comprises entrance Vestibule at the front, leading into a spacious Hallway, bright Lounge with multi-fuel stove and glazed doors leading to the garden, fitted Kitchen/Diner with a range of white goods included and glazed French doors to the garden, 4 double Bedrooms, modern family Bathroom, and Utility Area with WC off.

In walk-in condition, Tulach Ard benefits from oil central heating and double glazing throughout. The enclosed, level garden surrounds the property and provides private parking for several vehicles.

APPROACH

Via gravelled driveway to the side of the property and entrance at the side into the Utility Area or at the front into the Vestibule.

VESTIBULE 1.7m x 1.1m

With window to the front elevation, radiator, fitted carpet, and glazed door leading to the Hallway.

HALLWAY

With radiator, built-in shelved cupboard, built-in cloak cupboard, fitted carpet, access to the Loft, and doors leading to the Kitchen/Diner, Lounge, all four Bedrooms and the Bathroom.

LOUNGE 5.45m x 4.6m

With window to the side elevation, radiator, fireplace with multi-fuel stove, fitted carpet, and glazed doors leading to a seating area in the front garden.

KITCHEN/DINER 5.95m x 4.35m (max)

Fitted with a range of base & wall mounted units, complementary worktops with breakfast bar, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, microwave, dishwasher, tall fridge/freezer, radiator, vinyl flooring to the Kitchen, fitted carpet to the Dining Area, window to the rear elevation, glazed French doors leading to a seating area in the rear garden, and opening to the Utility Area.



UTILITY AREA 2.6m x 1.5m

With window to the side elevation, worktop with washing machine and tumble dryer below, partially tiled walls, vinyl flooring, door leading to the WC, and external door leading to the side of the property with parking area.

WC 1.6m x 1.5m

With modern white suite comprising WC & wash basin, vinyl flooring, and window to the rear elevation.

LOFT

Partially floored storage space with lighting and Ramsay style ladder.

BEDROOM ONE 4.15m x 2.8m

With window to the front elevation, radiator, built-in wardrobe, and fitted carpet.

BEDROOM TWO 3.45m x 2.8m

With window to the front elevation, radiator, and fitted carpet.

BEDROOM THREE 3.65m x 2.9m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

BEDROOM FOUR 2.9m x 2.5m

With window to the rear elevation, radiator, and fitted carpet.



BATHROOM 3.15m x 1.65m

With modern white suite comprising bath with mixer shower over, WC & vanity wash basin, chrome heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

DOUBLE GARAGE 5.8m x 5.7m

With 2 up-and-over garage doors to the front elevation, window to the side, power, lighting, and concrete floor.

SHEPHERD'S HUT:

LIVING AREA 4.7m x 2.75m

'Plankbridge' hut, fitted with a modern Kitchen area comprising base & wall mounted units, wooden work surfaces, Belfast sink, built-in electric oven, ceramic hob, fridge, wood-burning stove, wooden flooring, electric radiator, 2 windows, and door leading to a Shower Room.

SHOWER ROOM 2.75m x 0.9m

With shower enclosure & electric shower, cassette toilet, vanity wash basin, chrome heated towel rail, and wooden flooring.

GARDEN

The mostly level & enclosed garden surrounds the property, and is mainly laid to grass, with some shrubs/trees. There are 2 outside seating areas, and the one at the front (sea-facing) has planning consent for a conservatory. There is a gate at the bottom of the garden which gives direct access to Balvicar Bay.



Tulach Ard, Balvicar



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage. Oil tank.

Council Tax: Band F

EPC Rating: D65

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

The small village of Balvicar is on the Isle of Seil, and is accessed by crossing the famous Atlantic Bridge. It is a very popular destination for those who enjoy outdoor pursuits such as sailing and wildlife watching. The village benefits from a well-stocked general store & Post Office, golf course, and regular bus service. A full range of facilities and amenities are available in the nearby town of Oban, some 14 miles north.

DIRECTIONS

Travelling from Oban and the North on the A816, turn right onto the B844 and cross over the Atlantic Bridge. Upon reaching the village of Balvicar, turn left at the shop and follow the road straight ahead. Take a left into a cul-de-sac of detached properties. Tulach Ard is the first house on the left.

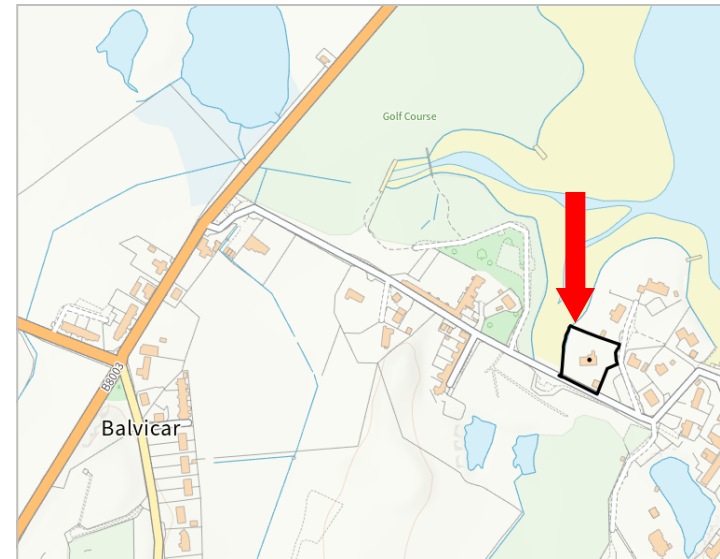
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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